

No. 4604. Equity

Ordered by the Circuit Court for Frederick County Maryland, sitting as a Court of Equity on this 25th day of April A.D. 1903 that the Sale of the real estate made by William K. Miller administrator of the estate of Hiram A. Miller, deceased and Report of Sale filed in the Cause be and the same is hereby ratified and confirmed in Cause to the attorney thereof having been shown, although due notice appears by the printed Certificate herewith exhibited, to have been given as required by the order nisi noncum passed in the Cause, and the cause is hereby referred to the auditor of this Court who will state an account in which he will allow to the said William K. Miller, administrator all charges and expenses usual and necessary in such case and the usual Chancery Commission, and a solicitor fee and return his report to this Court for its further action subject to exception.

Jas. McPherson.

Prof. Lewis, Solicitor for Plaintiff.

Filed and Recorded May 17th A.D. 1904
Tat'l. Samuel J. Haffner
Clerk.

7470. Equity

Opinion and Decree

Filed April 2nd 1902

The Bill of Complaint was filed in this cause to procure a decree for the specific performance of a Contract to purchase land. The Contract is admitted by the pleadings, but the purchaser declines to fulfill his part of the agreement because of an alleged default in the vendor's title. The whole controversy then comes down to an inquiry as to the sufficiency of the title. It has examined the record and have made the finding that the title is both good and marketable by the deed from Ogden and others to Ruben Grove, dated January 16, 1869, the grantors named therein conveying their individual one-fourth interest in the land now in question; and they conveyed the interest in fee simple. The remaining one-fourth interest was owned by Abraham Fisher, on August 31, 1874 Abraham Fisher signed the deed of January 16, 1869 and his signature and sealing were duly acknowledged before a Justice of the peace. As by his signing of the deed abovesigned